HOUSING MARKET INFORMATION

HOUSING NOW
Montréal CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2010

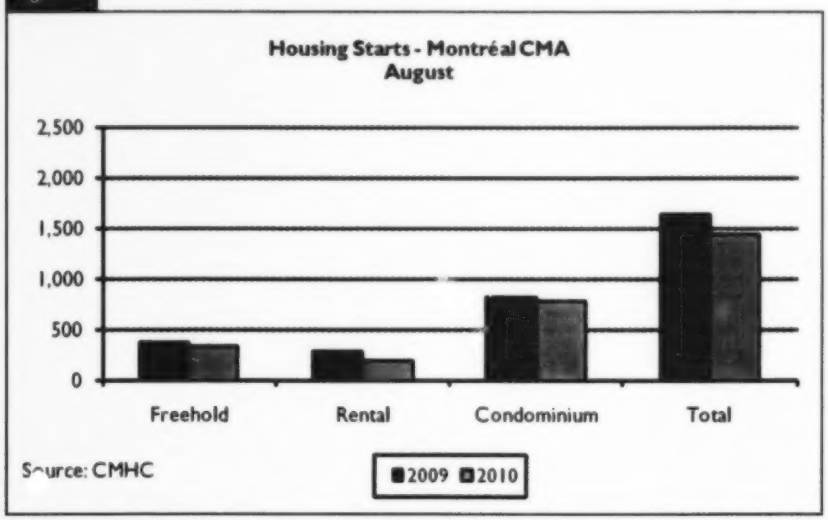
Montréal Metropolitan Area Housing Starts in August 2010

The results of the latest starts survey conducted by Canada Mortgage and Housing Corporation (CMHC) revealed that 1,431 housing units were started in the Montréal census metropolitan area (CMA) in August 2010, compared to 1,639 in August 2009.

The slowdown in activity registered on the new home market followed the signs of easing observed on the resale market for the last few months. According to our forecasts, the next few months should in fact be characterized by a similar level of activity.

The decline was felt in all market segments. Condominiums still

Figure 1



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managed to do well, as they continued to record the highest monthly number of new units. Starts fell by 5 per cent in the case of condominiums, by 6 per cent for semi-detached and row homes and by 9 per cent for single-detached houses. The rental housing segment[1] brought up the rear with a drop of 33 per cent.

The Island of Montréal and Vaudreuil-Soulanges were the only sectors where residential construction increased. On the Island, activity was driven by the condominium segment, as starts of this type rose by 28 per cent. Also, 77 rental housing units were started, compared to just 3 a year earlier. In Vaudreuil-Soulanges, the gains posted were mainly attributable to the single-detached home segment, where starts more than doubled, and the condominium segment, where they climbed by 67 per cent.

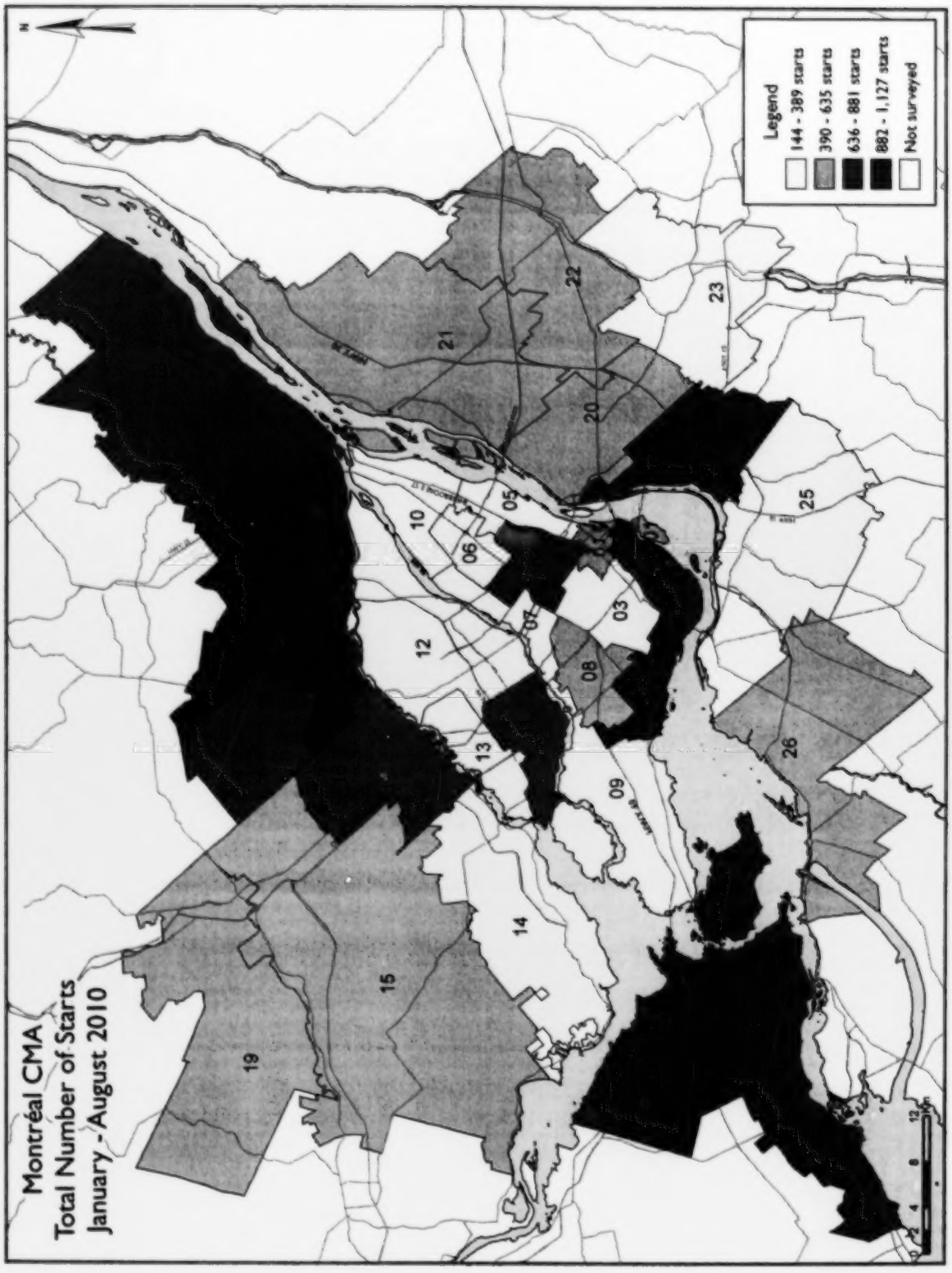
In the North Crown and the South Crown, housing starts registered decreases of 24 per cent and 53 per cent, respectively. In the North Crown, starts of condominiums more than doubled, while the levels of activity declined in the other market segments. In the South Crown, however, the slowdown extended to all market segments.

In the Montréal CMA, construction got under way on 14,608 dwellings from January to August this year, up by 24 per cent over the same period in 2009. The strong activity in the condominium segment significantly contributed to this result, as this segment registered a gain of 45 per cent and the greatest number of starts over this period. Freehold home building also supported the overall growth in activity, with starts rising by 27 per cent for single-detached houses and by 32 per cent in the case of semi-detached and row homes. As for rental housing, this segment registered a decrease of 17 per cent.

Job market

In August, the number of jobs[2] fell slightly from the previous month in the Montréal CMA. The unemployment rate, for its part, remained unchanged at 8.4 per cent. These latest results followed the strong growth posted by the job market in recent months. Between September 2009 and August 2010, the Montréal CMA economy registered the net creation of some 75,000 jobs. During this period, the growth rate[3] was slightly higher for part-time employment (+4.8 per cent) than for full-time employment (+1.7 per cent).

[1] In this report, rental market data exclude co-operative housing starts.
[2] Seasonally adjusted rate
[3] 12-month moving average


Montréal CMA
Total Number of Starts
January - August 2010
Legend
144 - 389 starts
390 - 635 starts
636 - 881 starts
882 - 1,127 starts
Not surveyed
N
01
03
05
06
08
09
10
12
13
14
15
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21
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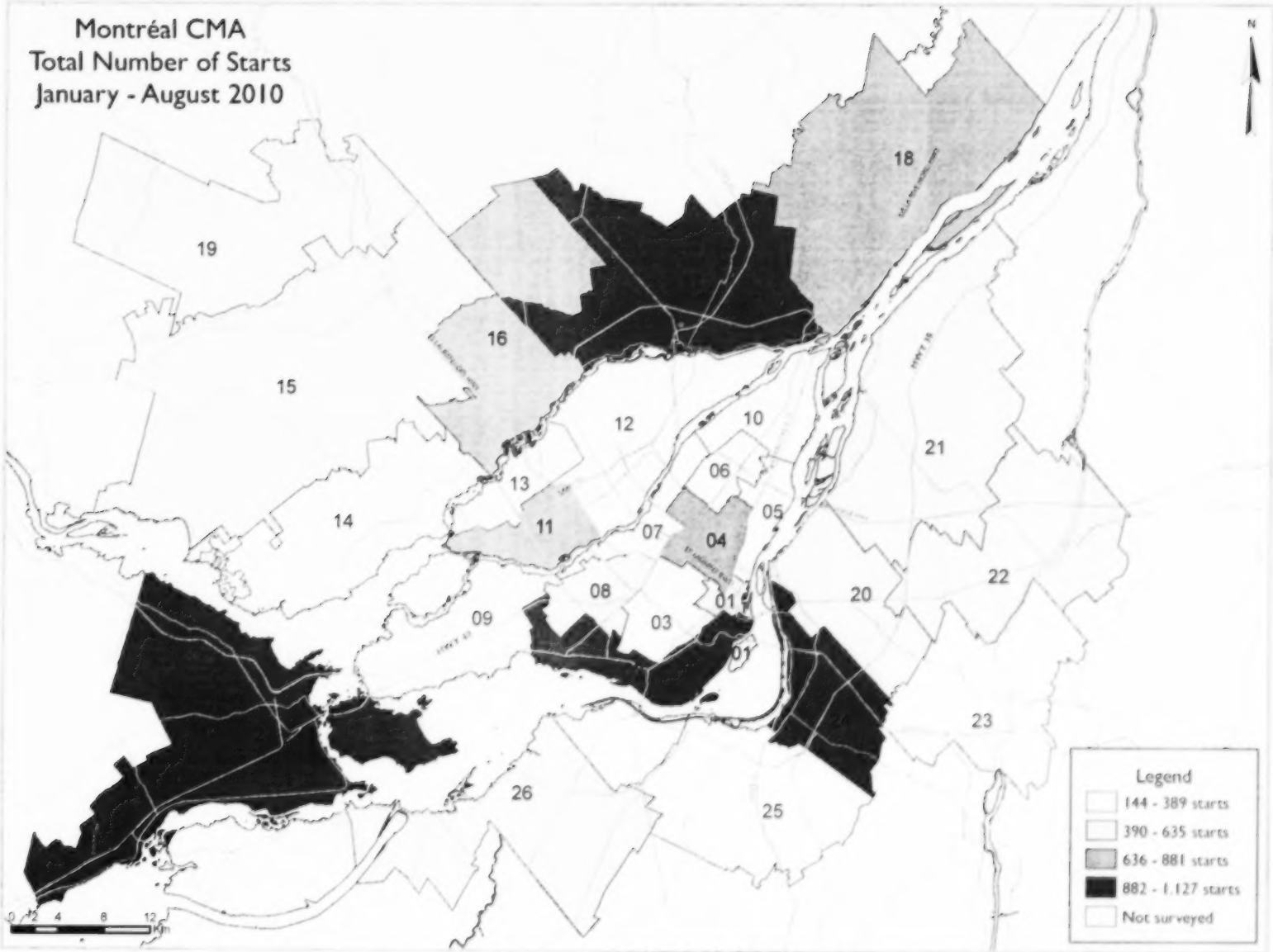
23
25
26


Montréal CMA
Total Number of Starts
January - August 2010
N
18
19
16
15
12
10
21
13
06
14
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07
04
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08
01
20
09
03
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23
26
25
0 2 4 8 12
Km
Legend
144 - 389 starts
390 - 635 starts
636 - 881 starts
882 - 1,127 starts
Not surveyed

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs.
Zone 2	Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun).
Zone 3	Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount.
Zone 4	Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villeray).
Zone 5	Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud).
Zone 6	Montréal (Anjou, Saint-Léonard).
Zone 7	Montréal (Ahuntsic, Cartierville, Montréal-Nord).
Zone 8	Montréal (Saint-Laurent).
Zone 9	Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève).
Zone 10	Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies).
Zone 11	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 12	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 13	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 14	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac, Saint-Placide).
Zone 15	Mirabel.
Zone 16	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 17	MRC Les Moulins (Terrebonne, Mascouche).
Zone 18	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 19	Gore, Saint-Colomban, Saint-Jérôme.
Zone 20	Longueuil.
Zone 21	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 22	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 23	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 24	Brossard, La Prairie, Saint-Lambert.
Zone 25	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 26	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 27	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Montreal CMA
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2010	338	72	51	0	34	746	0	190	1,431
August 2009	370	44	87	0	38	779	0	285	1,639
% Change	-8.6	63.6	-41.4	n/a	-10.5	-4.2	n/a	-33.3	-12.7
Year-to-date 2010	4,079	846	1,025	0	130	6,282	0	1,774	14,608
Year-to-date 2009	3,211	620	764	0	167	4,266	32	2,114	11,763
% Change	27.0	36.5	34.2	n/a	-22.2	47.3	-100.0	-16.1	24.2
UNDER CONSTRUCTION									
August 2010	2,352	524	664	0	126	7,766	0	1,710	13,769
August 2009	1,954	380	590	0	249	5,335	8	2,327	11,544
% Change	20.4	37.9	12.5	n/a	-49.4	45.6	-100.0	-26.5	19.3
COMPLETIONS									
August 2010	473	104	101	0	20	717	0	180	1,655
August 2009	391	106	110	0	17	1,035	0	881	2,540
% Change	21.0	-1.9	-8.2	n/a	17.6	-30.7	n/a	-79.6	-34.8
Year-to-date 2010	4,049	748	927	0	214	4,406	8	2,946	13,539
Year-to-date 2009	3,344	578	789	0	166	4,684	24	3,400	13,117
% Change	21.1	29.4	17.5	n/a	28.9	-5.9	-66.7	-13.4	3.2
COMPLETED & NOT ABSORBED									
August 2010	383	149	183	0	26	1,244	0	1,868	3,853
August 2009	519	138	178	0	42	1,435	0	2,529	4,841
% Change	-26.2	8.0	2.8	n/a	-38.1	-13.3	n/a	-26.1	-20.4
ABSORBED									
August 2010	486	105	119	0	23	683	1	309	1,726
August 2009	429	110	109	0	20	1 009	0	552	2,229
% Change	13.3	-4.5	9.2	n/a	15.0	-32.3	n/a	-44.0	-22.6
Year-to-date 2010	4,185	765	928	0	237	4,861	9	3,061	14,046
Year-to-date 2009	3,465	593	757	0	201	4,881	29	3,269	13,195
% Change	20.8	29.0	22.6	n/a	17.9	-0.4	-69.0	-6.4	6.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ile de Montréal									
August 2010	30	10	4	0	0	532	0	77	653
August 2009	31	8	23	0	38	378	0	3	481
Laval									
August 2010	19	2	3	0	0	17	0	25	66
August 2009	50	2	24	0	0	0	0	243	319
Rive-Nord									
August 2010	148	14	34	0	0	77	0	73	346
August 2009	150	6	23	0	0	37	0	6	222
Rive-Sud									
August 2010	99	36	6	0	34	80	0	15	270
August 2009	119	28	15	0	0	340	0	33	571
Vaudreuil-Soulanges									
August 2010	42	10	4	0	0	40	0	0	96
August 2009	20	0	2	0	0	24	0	0	46
Montréal CMA									
August 2010	338	72	51	0	34	746	0	190	1,431
August 2009	370	44	87	0	38	779	0	285	1,639
UNDER CONSTRUCTION									
Ile de Montréal									
August 2010	201	72	179	0	38	4,431	0	603	6,055
August 2009	155	64	116	0	140	2,607	0	189	3,670
Laval									
August 2010	302	58	111	0	0	574	0	391	1,436
August 2009	254	46	82	0	0	718	0	626	1,770
Rive-Nord									
August 2010	896	56	248	0	0	855	0	324	2,379
August 2009	802	64	218	0	8	547	0	454	2,143
Rive-Sud									
August 2010	650	314	81	0	88	1,668	0	363	3,260
August 2009	536	194	129	0	69	1,324	0	820	3,198
Vaudreuil-Soulanges									
August 2010	303	24	45	0	0	238	0	29	639
August 2009	207	12	45	0	32	139	8	238	763
Montréal CMA									
August 2010	2,352	524	664	0	126	7,766	0	1,710	13,769
August 2009	1,954	380	590	0	249	5,335	8	2,327	11,544

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Île de Montréal									
August 2010	24	16	18	0	0	302	0	21	441
August 2009	33	22	24	0	14	553	0	0	646
Laval									
August 2010	65	12	0	0	0	124	0	17	218
August 2009	51	2	14	0	0	90	0	654	811
Rive-Nord									
August 2010	183	6	54	0	0	90	0	72	405
August 2009	140	12	50	0	0	52	0	40	294
Rive-Sud									
August 2010	147	66	19	0	20	181	0	62	495
August 2009	136	70	22	0	3	340	0	181	752
Vaudreuil-Soulanges									
August 2010	54	4	10	0	0	20	0	8	96
August 2009	31	0	0	0	0	0	0	6	37
Montréal CMA									
August 2010	473	104	101	0	20	717	0	180	1,655
August 2009	391	106	110	0	17	1,035	0	881	2,540
COMPLETED & NOT ABSORBED									
Île de Montréal									
August 2010	31	25	41	0	5	323	0	513	938
August 2009	39	32	36	0	25	649	0	865	1,646
Laval									
August 2010	49	6	24	0	1	322	0	448	850
August 2009	78	14	49	0	0	214	0	726	1,081
Rive-Nord									
August 2010	170	40	71	0	1	236	0	296	814
August 2009	235	26	69	0	2	226	0	500	1,058
Rive-Sud									
August 2010	94	73	20	0	19	333	0	578	1,117
August 2009	119	64	18	0	13	311	0	433	958
Vaudreuil-Soulanges									
August 2010	39	5	27	0	0	30	0	33	134
August 2009	48	2	6	0	2	35	0	5	98
Montréal CMA									
August 2010	383	149	183	0	26	1,244	0	1,868	3,853
August 2009	519	138	178	0	42	1,435	0	2,529	4,841

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Île de Montréal									
August 2010	33	21	15	0	3	329	0	78	479
August 2009	28	25	15	0	10	555	0	98	731
Laval									
August 2010	64	12	5	0	2	88	0	48	219
August 2009	58	6	26	0	0	103	0	241	434
Rive-Nord									
August 2010	186	9	69	0	0	104	0	107	475
August 2009	156	14	48	0	3	64	0	104	389
Rive-Sud									
August 2010	152	54	20	0	8	137	1	64	436
August 2009	156	65	16	0	7	279	0	100	623
Vaudreuil-Soulanges									
August 2010	51	9	10	0	10	25	0	12	117
August 2009	31	0	4	0	0	8	0	9	52
Montréal CMA									
August 2010	486	105	119	0	23	683	1	309	1,726
August 2009	429	110	109	0	20	1,009	0	552	2,229

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type August 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	% Change
Zone 1	1	1	0	0	0	0	156	48	157	49	**
Zone 2	0	1	0	0	0	6	46	97	46	104	-55.8
Zone 3	2	0	0	0	0	0	29	0	31	0	n/a
Zone 4	0	1	0	0	0	0	156	125	156	126	23.8
Zone 5	0	0	0	0	0	32	28	0	28	32	-12.5
Zone 6	0	1	0	2	0	0	0	0	0	3	-100.0
Zone 7	1	0	0	0	0	0	84	59	85	59	44.1
Zone 8	3	2	0	2	0	19	0	52	3	75	-96.0
Zone 9	14	17	6	2	0	4	79	0	99	23	**
Zone 10	9	8	4	2	0	0	35	0	48	10	**
Zone 11	3	21	2	0	0	14	9	243	14	278	-95.0
Zone 12	6	14	0	2	0	10	28	0	34	26	30.8
Zone 13	10	15	0	0	3	0	5	0	18	15	20.0
Zone 14	23	23	0	2	0	0	9	6	32	31	3.2
Zone 15	19	12	0	0	0	0	34	10	53	22	140.9
Zone 16	19	25	12	0	0	0	62	10	93	35	165.7
Zone 17	21	41	0	0	6	3	21	20	48	64	-25.0
Zone 18	42	31	2	4	0	0	9	14	53	49	8.2
Zone 19	24	18	0	0	0	0	43	3	67	21	**
Zone 20	23	14	0	6	0	0	25	249	48	269	-82.2
Zone 21	6	16	0	6	4	0	9	22	19	44	-56.8
Zone 22	29	14	6	6	6	9	12	33	53	62	-14.5
Zone 23	7	18	2	2	0	0	12	4	21	24	-12.5
Zone 24	14	19	10	4	0	0	28	73	52	96	-45.8
Zone 25	7	9	18	0	30	0	0	16	55	25	120.0
Zone 26	13	29	0	4	0	0	9	18	22	51	-56.9
Zone 27	42	20	10	0	4	0	40	26	96	46	108.7
Montréal CMA	338	370	72	44	53	97	968	1,128	1,431	1,639	-12.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Zone 1	2	2	0	0	0	0	472	558	474	560	-15.4
Zone 2	9	5	6	2	72	18	818	244	905	269	**
Zone 3	10	4	4	0	0	0	231	214	245	218	12.4
Zone 4	1	1	0	0	2	0	868	730	871	731	19.2
Zone 5	2	1	8	0	57	86	307	323	374	410	-8.8
Zone 6	2	4	0	4	8	0	134	0	144	8	**
Zone 7	2	7	2	2	0	0	347	137	351	146	140.4
Zone 8	14	13	4	10	123	88	491	208	632	319	98.1
Zone 9	119	88	36	4	7	40	190	48	352	180	95.6
Zone 10	77	48	48	76	0	6	63	68	188	198	-5.1
Zone 11	138	115	20	16	8	18	685	858	851	1,007	-15.5
Zone 12	154	137	18	14	72	62	122	490	366	703	-47.9
Zone 13	207	187	56	26	22	0	45	44	330	257	28.4
Zone 14	198	196	26	4	15	18	132	155	371	373	-0.5
Zone 15	174	142	4	4	41	12	260	170	479	328	46.0
Zone 16	207	171	16	34	36	27	444	146	703	378	86.0
Zone 17	494	389	8	26	35	68	434	367	971	850	14.2
Zone 18	381	264	54	54	3	0	312	99	750	417	79.9
Zone 19	319	278	18	16	12	0	238	226	587	520	12.9
Zone 20	170	122	16	40	0	46	286	524	472	732	-35.5
Zone 21	168	96	170	84	14	0	153	227	505	407	24.1
Zone 22	167	108	18	56	77	49	246	94	508	307	65.5
Zone 23	116	80	56	16	0	0	83	168	255	264	-3.4
Zone 24	146	103	118	34	20	11	843	386	1,127	534	111.0
Zone 25	76	83	48	8	47	51	146	144	317	286	10.8
Zone 26	247	225	46	60	0	0	287	93	580	378	53.4
Zone 27	479	342	54	30	99	113	268	498	900	983	-8.4
Montréal CMA	4,079	3,211	854	620	770	713	8,905	7,219	14,608	11,763	24.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market August 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Zone 1	0	0	0	0	156	48	0	0
Zone 2	0	6	0	0	43	94	3	3
Zone 3	0	0	0	0	0	0	29	0
Zone 4	0	0	0	0	156	125	0	0
Zone 5	0	32	0	0	28	0	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	74	59	10	0
Zone 8	0	19	0	0	0	52	0	0
Zone 9	0	4	0	0	79	0	0	0
Zone 10	0	0	0	0	0	0	35	0
Zone 11	0	14	0	0	0	0	9	243
Zone 12	0	10	0	0	12	0	16	0
Zone 13	3	0	0	0	5	0	0	0
Zone 14	0	0	0	0	6	6	3	0
Zone 15	0	0	0	0	12	10	22	0
Zone 16	0	0	0	0	26	10	36	0
Zone 17	6	3	0	0	21	20	0	0
Zone 18	0	0	0	0	0	11	9	3
Zone 19	0	0	0	0	40	0	3	3
Zone 20	0	0	0	0	19	237	6	12
Zone 21	4	0	0	0	9	22	0	0
Zone 22	6	9	0	0	12	33	0	0
Zone 23	0	0	0	0	12	4	0	0
Zone 24	0	0	0	0	28	28	0	9
Zone 25	30	0	0	0	0	16	0	0
Zone 26	0	0	0	0	0	6	9	12
Zone 27	4	0	0	0	40	26	0	0
Montréal CMA	53	97	0	0	778	807	190	285

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - August 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	0	0	0	0	417	558	6	0
Zone 2	72	18	0	0	613	241	197	3
Zone 3	0	0	0	0	202	210	29	4
Zone 4	2	0	0	0	753	419	19	81
Zone 5	57	86	0	0	294	226	13	74
Zone 6	8	0	0	0	128	0	6	0
Zone 7	0	0	0	0	101	116	23	21
Zone 8	123	88	0	0	491	208	0	0
Zone 9	7	40	0	0	184	38	6	0
Zone 10	0	6	0	0	25	68	38	0
Zone 11	8	18	0	0	283	408	402	450
Zone 12	72	62	0	0	80	110	42	336
Zone 13	22	0	0	0	36	13	9	31
Zone 14	15	18	0	0	84	70	48	85
Zone 15	41	12	0	0	196	104	64	46
Zone 16	36	27	0	0	317	80	127	36
Zone 17	35	68	0	0	346	221	88	146
Zone 18	3	0	0	0	228	58	84	41
Zone 19	12	0	0	0	186	86	52	140
Zone 20	0	46	0	0	250	419	36	15
Zone 21	14	0	0	0	141	157	12	70
Zone 22	52	49	0	0	234	79	12	15
Zone 23	0	0	0	0	26	31	57	137
Zone 24	20	11	0	0	580	250	263	100
Zone 25	47	51	0	0	140	138	6	6
Zone 26	0	0	0	0	110	35	106	34
Zone 27	99	81	0	32	239	173	29	243
Montréal CMA	745	681	0	32	6,684	4,516	1,774	2,114

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market August 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Zone 1	1	1	156	48	0	0	157	49
Zone 2	4	1	39	100	3	3	46	104
Zone 3	2	0	0	0	29	0	31	0
Zone 4	0	1	156	125	0	0	156	126
Zone 5	0	0	28	32	0	0	28	32
Zone 6	0	3	0	0	0	0	0	3
Zone 7	1	0	74	59	10	0	85	59
Zone 8	3	23	0	52	0	0	3	75
Zone 9	20	23	79	0	0	0	99	23
Zone 10	13	10	0	0	35	0	48	10
Zone 11	5	35	0	0	9	243	14	278
Zone 12	6	26	12	0	16	0	34	26
Zone 13	13	15	5	0	0	0	18	15
Zone 14	23	25	6	6	3	0	32	31
Zone 15	31	22	0	0	22	0	53	22
Zone 16	33	29	24	6	36	0	93	35
Zone 17	29	48	19	16	0	0	48	64
Zone 18	44	37	0	9	9	3	53	49
Zone 19	36	18	28	0	3	3	67	21
Zone 20	23	20	19	237	6	12	48	269
Zone 21	6	24	13	20	0	0	19	44
Zone 22	41	29	12	33	0	0	53	62
Zone 23	9	24	12	0	0	0	21	24
Zone 24	24	23	28	28	0	9	52	96
Zone 25	25	9	30	16	0	0	55	25
Zone 26	13	33	0	6	9	12	22	51
Zone 27	56	22	40	24	0	0	96	46
Montréal CMA	461	501	780	817	190	285	1,431	1,639

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	2	2	417	558	6	0	474	560
Zone 2	86	21	614	245	197	3	905	269
Zone 3	14	4	202	210	29	4	245	218
Zone 4	7	5	749	415	19	81	871	731
Zone 5	52	18	309	295	13	74	374	410
Zone 6	10	8	128	0	6	0	144	8
Zone 7	4	9	101	116	23	21	351	146
Zone 8	124	89	508	230	0	0	632	319
Zone 9	161	132	185	38	6	0	352	180
Zone 10	125	132	25	66	38	0	188	198
Zone 11	166	149	283	408	402	450	851	1,007
Zone 12	244	213	80	110	42	336	366	703
Zone 13	287	215	34	11	9	31	330	257
Zone 14	245	228	78	60	48	85	371	373
Zone 15	375	244	40	18	64	46	479	328
Zone 16	325	276	251	36	127	36	703	378
Zone 17	578	499	305	205	88	146	971	850
Zone 18	452	332	214	44	84	41	750	417
Zone 19	413	322	122	58	52	140	587	520
Zone 20	198	206	238	421	36	15	472	732
Zone 21	332	182	161	155	12	70	505	407
Zone 22	217	201	254	91	12	15	508	307
Zone 23	174	112	24	15	57	137	255	264
Zone 24	285	148	579	250	263	100	1,127	534
Zone 25	141	132	170	148	6	6	317	286
Zone 26	299	285	104	35	106	34	580	378
Zone 27	634	431	237	195	29	275	900	983
Montréal CMA	**5,950**	**4,595**	**6,412**	**4,433**	**1,774**	**2,146**	**14,608**	**11,763**

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type August 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	% Change
Zone 1	0	0	0	0	0	0	0	100	0	100	-100.0
Zone 2	1	1	0	0	0	0	24	43	25	44	-43.2
Zone 3	1	1	0	0	0	0	0	2	1	3	-66.7
Zone 4	0	0	0	0	0	0	311	38	311	38	**
Zone 5	0	0	2	0	0	0	24	0	26	0	n/a
Zone 6	0	1	0	0	0	0	0	226	0	227	-100.0
Zone 7	0	0	0	0	0	0	18	15	18	15	20.0
Zone 8	5	3	0	6	18	22	0	0	23	31	-25.8
Zone 9	7	18	6	0	0	14	3	91	16	123	-87.0
Zone 10	10	9	8	16	0	0	3	40	21	65	-67.7
Zone 11	15	14	2	0	0	4	32	454	49	472	-89.6
Zone 12	26	21	0	0	0	10	103	236	129	267	-51.7
Zone 13	24	16	10	2	0	0	6	54	40	72	-44.4
Zone 14	16	12	0	0	0	0	9	3	25	15	66.7
Zone 15	28	15	0	0	0	0	26	12	54	27	100.0
Zone 16	27	16	0	4	0	22	35	22	62	64	-3.1
Zone 17	47	41	2	2	0	6	53	56	102	105	-2.9
Zone 18	30	24	4	6	0	0	33	5	67	35	91.4
Zone 19	35	32	0	0	0	0	60	16	95	48	97.9
Zone 20	22	15	2	12	0	0	21	74	45	101	-55.4
Zone 21	18	17	10	12	0	0	26	28	54	57	-5.3
Zone 22	40	15	2	14	9	6	50	29	101	64	57.8
Zone 23	10	9	12	2	0	0	2	10	24	21	14.3
Zone 24	21	19	28	12	0	0	121	300	170	331	-48.6
Zone 25	17	21	8	0	20	15	6	62	51	98	-48.0
Zone 26	19	40	4	18	0	0	27	22	50	80	-37.5
Zone 27	54	31	4	0	8	0	30	6	96	37	159.5
Montréal CMA	473	391	104	106	55	99	1,023	1,944	1,655	2,540	-34.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - August 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Zone 1	0	1	10	10	0	19	49	367	59	397	-85.1
Zone 2	7	8	0	2	51	22	476	416	534	448	19.2
Zone 3	5	5	0	0	6	10	4	446	15	461	-96.7
Zone 4	1	0	0	0	0	0	638	432	639	432	47.9
Zone 5	0	0	12	0	84	31	385	626	481	657	-26.8
Zone 6	6	5	0	2	16	20	0	234	22	261	-91.6
Zone 7	5	4	0	2	6	0	200	152	211	158	33.5
Zone 8	28	21	4	6	99	114	192	352	323	493	-34.5
Zone 9	115	104	36	10	7	29	60	169	218	312	-30.1
Zone 10	77	48	48	84	0	3	155	132	280	267	4.9
Zone 11	143	128	18	10	12	35	925	1,167	1,098	1,340	-18.1
Zone 12	174	133	54	24	50	117	368	399	646	673	-4.0
Zone 13	247	219	46	28	6	14	48	124	347	385	-9.9
Zone 14	206	236	22	0	18	31	148	185	394	452	-12.8
Zone 15	183	131	8	2	18	6	284	187	493	326	51.2
Zone 16	188	158	12	20	30	53	489	350	719	581	23.8
Zone 17	541	406	8	30	50	45	451	370	1,050	851	23.4
Zone 18	334	260	82	54	3	3	212	290	631	607	4.0
Zone 19	321	288	10	10	6	3	268	249	605	550	10.0
Zone 20	162	94	32	12	0	0	347	636	541	742	-27.1
Zone 21	158	91	92	52	8	0	677	277	935	420	122.6
Zone 22	162	121	28	58	65	42	223	119	478	340	40.6
Zone 23	116	96	46	20	0	0	255	24	417	140	197.9
Zone 24	133	106	50	30	20	16	435	387	638	539	18.4
Zone 25	106	110	38	26	55	45	69	122	268	303	-11.6
Zone 26	241	213	58	50	4	8	144	110	447	381	17.3
Zone 27	390	358	38	36	108	71	514	136	1,050	601	74.7
Montréal CMA	4,049	3,344	752	578	722	737	8,016	8,458	13,539	13,117	3.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Zone 1	0	0	0	0	0	100	0	0
Zone 2	0	0	0	0	24	43	0	0
Zone 3	0	0	0	0	0	2	0	0
Zone 4	0	0	0	0	233	38	18	0
Zone 5	0	0	0	0	24	0	0	0
Zone 6	0	0	0	0	0	226	0	0
Zone 7	0	0	0	0	18	15	0	0
Zone 8	18	22	0	0	0	0	0	0
Zone 9	0	14	0	0	0	91	3	0
Zone 10	0	0	0	0	3	40	0	0
Zone 11	0	4	0	0	26	51	6	403
Zone 12	0	10	0	0	98	0	5	236
Zone 13	0	0	0	0	0	39	6	15
Zone 14	0	0	0	0	0	0	9	3
Zone 15	0	0	0	0	23	12	3	0
Zone 16	0	22	0	0	16	16	19	6
Zone 17	0	6	0	0	37	34	16	22
Zone 18	0	0	0	0	24	2	9	3
Zone 19	0	0	0	0	44	10	16	6
Zone 20	0	0	0	0	18	74	3	0
Zone 21	0	0	0	0	26	28	0	0
Zone 22	9	6	0	0	50	26	0	3
Zone 23	0	0	0	0	2	10	0	0
Zone 24	0	0	0	0	71	144	50	156
Zone 25	20	15	0	0	6	56	0	6
Zone 26	0	0	0	0	18	6	9	16
Zone 27	8	0	0	0	22	0	8	6
Montréal CMA	55	99	0	0	783	1,063	180	881

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - August 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	0	19	0	0	0	347	0	20
Zone 2	51	22	0	0	467	409	9	7
Zone 3	6	10	0	0	0	150	4	296
Zone 4	0	0	0	0	478	398	100	34
Zone 5	84	31	0	0	305	331	80	295
Zone 6	16	20	0	0	0	228	0	6
Zone 7	0	0	6	0	182	146	6	6
Zone 8	99	114	0	0	192	352	0	0
Zone 9	7	29	0	0	12	119	38	28
Zone 10	0	3	0	0	142	126	13	6
Zone 11	12	35	0	0	481	200	444	967
Zone 12	50	117	0	0	130	147	194	252
Zone 13	6	14	0	0	36	70	12	54
Zone 14	18	31	0	0	64	110	84	75
Zone 15	18	6	0	0	214	122	70	65
Zone 16	30	53	0	0	255	157	204	193
Zone 17	50	45	0	0	335	216	116	154
Zone 18	3	3	0	0	116	121	96	119
Zone 19	6	3	0	0	154	116	114	133
Zone 20	0	0	0	0	185	329	162	307
Zone 21	8	0	0	0	169	242	508	35
Zone 22	65	42	0	0	196	92	27	27
Zone 23	0	0	0	0	35	18	220	6
Zone 24	20	16	0	0	258	205	141	182
Zone 25	55	45	0	0	69	88	0	34
Zone 26	4	8	0	0	96	28	48	58
Zone 27	108	47	0	24	258	59	256	41
Montréal CMA	**716**	**713**	**6**	**24**	**4,829**	**4,926**	**2,946**	**3,400**

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Zone 1	0	0	0	100	0	0	0	100
Zone 2	1	1	24	43	0	0	25	44
Zone 3	1	3	0	0	0	0	1	3
Zone 4	0	0	233	38	18	0	311	38
Zone 5	2	0	24	0	0	0	26	0
Zone 6	0	1	0	226	0	0	0	227
Zone 7	0	0	18	15	0	0	18	15
Zone 8	23	17	0	14	0	0	23	31
Zone 9	13	32	0	91	3	0	16	123
Zone 10	18	25	3	40	0	0	21	65
Zone 11	17	18	26	51	6	403	49	472
Zone 12	26	31	98	0	5	236	129	267
Zone 13	34	18	0	39	6	15	40	72
Zone 14	16	12	0	0	9	3	25	15
Zone 15	48	27	3	0	3	0	54	27
Zone 16	37	46	6	12	19	6	62	64
Zone 17	61	51	25	32	16	22	102	105
Zone 18	34	32	24	0	9	3	67	35
Zone 19	47	34	32	8	16	6	95	48
Zone 20	26	27	16	74	3	0	45	101
Zone 21	28	29	26	28	0	0	54	57
Zone 22	53	32	48	29	0	3	101	64
Zone 23	24	15	0	6	0	0	24	21
Zone 24	53	31	67	144	50	156	170	331
Zone 25	25	36	26	56	0	6	51	98
Zone 26	23	58	18	6	9	16	50	80
Zone 27	68	31	20	0	8	6	96	37
Montréal CMA	678	607	737	1,052	180	881	1,655	2,540

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - August 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	10	28	0	349	0	20	59	397
Zone 2	47	24	478	417	9	7	534	448
Zone 3	11	17	0	148	4	296	15	461
Zone 4	7	0	472	398	100	34	639	432
Zone 5	20	11	381	351	80	295	481	657
Zone 6	22	17	0	238	0	6	22	261
Zone 7	5	6	182	146	12	6	211	158
Zone 8	85	74	238	419	0	0	323	493
Zone 9	155	143	15	119	38	28	218	312
Zone 10	125	135	142	126	13	6	280	267
Zone 11	173	177	481	196	444	967	1,098	1,340
Zone 12	270	274	138	147	194	252	646	673
Zone 13	301	261	34	70	12	54	347	385
Zone 14	250	275	60	102	84	75	394	452
Zone 15	383	251	40	10	70	65	493	326
Zone 16	294	249	191	139	204	193	719	581
Zone 17	678	507	256	190	116	154	1,050	851
Zone 18	429	331	106	107	96	119	631	607
Zone 19	373	337	118	80	114	133	605	550
Zone 20	198	106	181	329	162	307	541	742
Zone 21	256	143	171	242	508	35	935	420
Zone 22	243	194	208	119	27	27	478	340
Zone 23	180	122	15	12	222	6	417	140
Zone 24	203	136	258	221	141	182	638	539
Zone 25	179	181	89	88	0	34	268	303
Zone 26	303	271	96	28	48	58	447	381
Zone 27	524	441	270	59	256	65	1,050	601
Montréal CMA	**5,724**	**4,711**	**4,620**	**4,850**	**2,954**	**3,424**	**13,539**	**13,117**

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
August 2010	0	0.0	2	6.5	10	32.3	6	19.4	13	41.9	31	415,000	472,261
August 2009	0	0.0	1	5.0	8	40.0	3	15.0	8	40.0	20	400,000	474,250
Year-to-date 2010	0	0.0	13	6.0	67	31.0	55	25.5	81	37.5	216	430,000	504,980
Year-to-date 2009	0	0.0	27	13.8	67	34.4	33	16.9	68	34.9	195	400,000	488,461
Laval													
August 2010	0	0.0	3	5.3	21	36.8	22	38.6	11	19.3	57	403,912	425,247
August 2009	0	0.0	0	0.0	16	32.0	23	46.0	11	22.0	50	450,000	455,900
Year-to-date 2010	2	0.4	108	20.1	209	38.8	125	23.2	94	17.5	538	375,391	405,581
Year-to-date 2009	0	0.0	19	3.9	182	37.8	163	33.8	118	24.5	482	400,000	451,010
North Shore													
August 2010	13	8.4	80	51.9	41	26.6	11	7.1	9	5.8	154	280,000	303,950
August 2009	1	0.8	29	24.6	51	43.2	27	22.9	10	8.5	118	365,000	375,297
Year-to-date 2010	160	10.0	719	44.8	532	33.2	135	8.4	58	3.6	1,604	287,043	302,631
Year-to-date 2009	34	2.4	594	41.1	487	33.7	226	15.6	104	7.2	1,445	315,000	338,361
South Shore													
August 2010	5	4.8	37	35.6	29	27.9	20	19.2	13	12.5	104	335,714	380,104
August 2009	8	5.9	54	40.0	49	36.3	19	14.1	5	3.7	135	300,000	311,926
Year-to-date 2010	37	4.6	329	40.8	268	33.2	108	13.4	65	8.1	807	300,316	330,559
Year-to-date 2009	61	7.5	317	38.8	241	29.5	130	15.9	67	8.2	816	300,000	325,366
Vaudreuil-Soulanges													
August 2010	5	11.4	18	40.9	13	29.5	4	9.1	4	9.1	44	284,747	313,370
August 2009	3	13.6	6	27.3	7	31.8	4	18.2	2	9.1	22	320,000	350,227
Year-to-date 2010	41	12.4	100	30.2	102	30.8	57	17.2	31	9.4	331	320,362	335,025
Year-to-date 2009	55	15.3	83	23.1	115	31.9	72	20.0	35	9.7	360	340,000	340,303
Montréal CMA													
August 2010	23	5.9	140	35.9	114	29.2	63	16.2	50	12.8	390	318,484	356,427
August 2009	12	3.5	90	26.1	131	38.0	76	22.0	36	10.4	345	360,000	366,319
Year-to-date 2010	240	6.9	1,269	36.3	1,178	33.7	480	13.7	329	9.4	3,496	311,815	340,490
Year-to-date 2009	150	4.5	1,040	31.5	1,092	33.1	624	18.9	392	11.9	3,298	340,000	360,696

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2010						
Submarket	Aug 2010	Aug 2009	% Change	YTD 2010	YTD 2009	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	--	n/a
Zone 3	--	--	n/a	--	--	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	--	n/a
Zone 7	--	--	n/a	--	--	n/a
Zone 8	--	--	n/a	806,284	714,545	12.8
Zone 9	478,729	496,538	-3.6	515,823	436,728	18.1
Zone 10	387,528	--	n/a	378,208	370,558	2.1
Zone 11	436,640	531,533	-17.9	500,295	552,375	-9.4
Zone 12	500,940	456,538	9.7	429,727	468,967	-8.4
Zone 13	376,865	403,955	-6.7	336,941	385,642	-12.6
Zone 14	269,391	345,000	-21.9	297,425	305,311	-2.6
Zone 15	306,130	393,077	-22.1	273,314	321,250	-14.9
Zone 16	419,931	443,684	-5.4	380,863	451,879	-15.7
Zone 17	314,569	382,500	-17.8	314,622	355,859	-11.6
Zone 18	261,978	359,318	-27.1	312,953	336,996	-7.1
Zone 19	233,871	312,222	-25.1	241,320	280,900	-14.1
Zone 20	465,949	350,294	33.0	354,373	343,193	3.3
Zone 21	311,102	272,824	14.0	306,349	298,179	2.7
Zone 22	388,705	368,667	5.4	351,316	377,472	-6.9
Zone 23	--	--	n/a	278,877	283,087	-1.5
Zone 24	492,748	392,571	25.5	431,613	424,473	1.7
Zone 25	--	333,000	n/a	373,500	355,544	5.1
Zone 26	278,425	241,639	15.2	257,604	246,602	4.5
Zone 27	313,370	350,227	-10.5	335,025	340,303	-1.6
Montréal CMA	356,427	366,319	-2.7	340,490	360,696	-5.6

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators
August 2010

		Interest Rates			NHPI, Total, Montréal CMA 1997=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	163.9	111.7	1,887	8.2	66.7	748
	February	627	5.00	5.79	164.4	112.4	1,875	8.3	66.3	751
	March	613	4.50	5.55	164.9	112.7	1,870	8.8	66.4	758
	April	596	3.90	5.25	164.9	112.9	1,873	9.0	66.5	755
	May	596	3.90	5.25	165.2	113.9	1,877	9.5	67.0	753
	June	631	3.75	5.85	165.3	114.3	1,881	9.5	67.1	752
	July	631	3.75	5.85	165.3	113.8	1,879	9.6	67.0	756
	August	631	3.75	5.85	165.3	114.0	1,880	9.4	66.9	763
	September	610	3.70	5.49	165.6	113.8	1,877	9.4	66.7	764
	October	630	3.80	5.84	166.2	113.7	1,880	9.2	66.6	765
	November	616	3.60	5.59	166.8	114.4	1,883	9.0	66.5	763
	December	610	3.60	5.49	167.1	114.0	1,894	9.1	66.8	761
2010	January	610	3.60	5.49	167.2	114.0	1,907	9.1	67.2	759
	February	604	3.60	5.39	167.7	114.2	1,916	9.2	67.5	757
	March	631	3.60	5.85	169.4	114.5	1,927	9.0	67.7	757
	April	655	3.80	6.25	169.3	114.8	1,933	9.0	67.8	754
	May	639	3.70	5.99	169.8	114.9	1,942	8.8	68.0	757
	June	633	3.60	5.89	170.1	114.8	1,955	8.5	68.1	756
	July	627	3.50	5.79	170.1	114.5	1,955	8.4	67.9	758
	August	604	3.30	5.39		114.5	1,952	8.4	67.7	760
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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